

RLR

ROBERT LINDAHL REALTY, INC.

Eagan Woods

2655 Eagan Woods Drive, Eagan, MN 55122

For Lease: Up to 100,000 SF – Office Space



Property Highlights

- 100,000 SF building with Multi-tenant options
- Parking: 500 + stalls – expandable to 695 stalls
- Class A - 3 stories + lower level walk out
- Excellent access to 35E, 494, Hwy 13, Hwy 55
- 2 miles from MSP - 3.5 miles from MOA
- Close proximity to public transit, hotels, restaurants, parks, walking/bike trails, Lost Spur Golf Course adjacent to property.
- Fantastic views of Minnesota River Valley and more!
- Pre-approved expansion to approx. 150,000 SF



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(Office) 651-789-5901 (Mobile) 612-810-0098



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Additional Specifications:

Year Built: 2000

Campus Acres: 15

Parking: 500 stalls – expandable to 695

Foundation: Concrete slab on concrete footings

Const. Features: Structural steel and hollow core pre-cast concrete planks.

Exterior walls: Brick and CMU with reflective glass

Roof System: EPMD roof with ballast over insulation

HVAC: Two roof-top forced air and air MUA's; the lower level has a two story masonry fireplace with stone mantel

Elevators: Two (2) passenger elevators servicing all floors. Quality finishes with hardwood paneling.

Stair systems: Two sets of interior stairwells located as opposite ends of the central corridor provide access to the basement and upper floors. Open staircase from lobby to the lower level seating/fireplace area.

Fire protection: 100% fire sprinkler via an overhead wet system for majority of the building and dry system for the data center

Security: All exterior doors and interior access points have security. Entire system is fully programmable

Power & Generator: 2000 Amp 277/480; 150 K W Generator: Olympian - Diesel (Ziegler/cat)

Fire/Alarm: Independent fire detector/suppression system and alarm system; 50 KW UPS.

Expansion Possibilities: Pre-Approved approx 50,000 SF expansion option available + pre-approved surface parking expansion up to 695 stalls.

Additional building amenities:

- Best Views in Town! MN River Valley
- Collaborative Floor Plans
- Lower Level Cafeteria/kitchen
- Large exterior patios main floor and lower
- Dock + drive up access door
- Warehouse / storage/mailroom
- Back-up Generator
- Bus stop half a block away from building

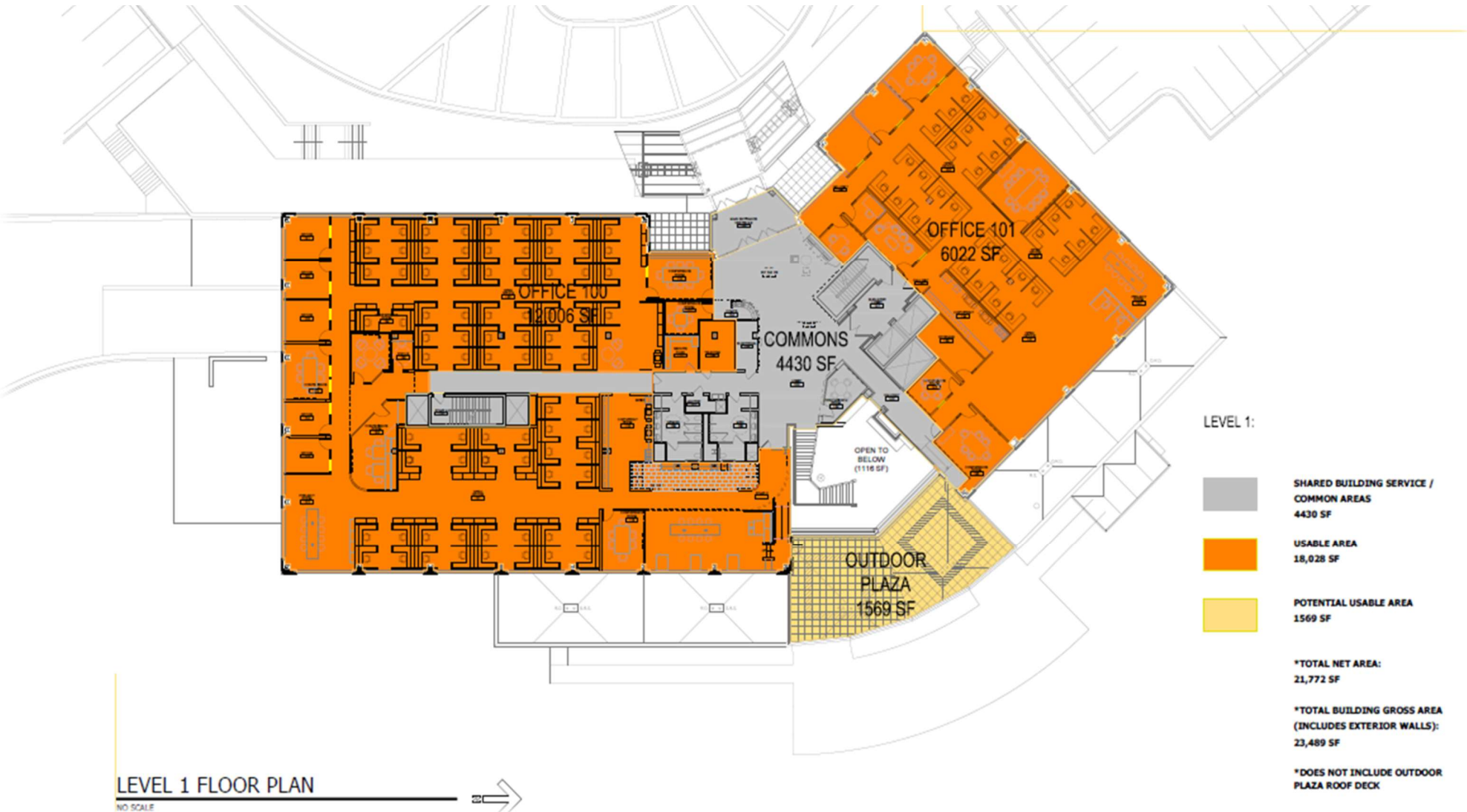


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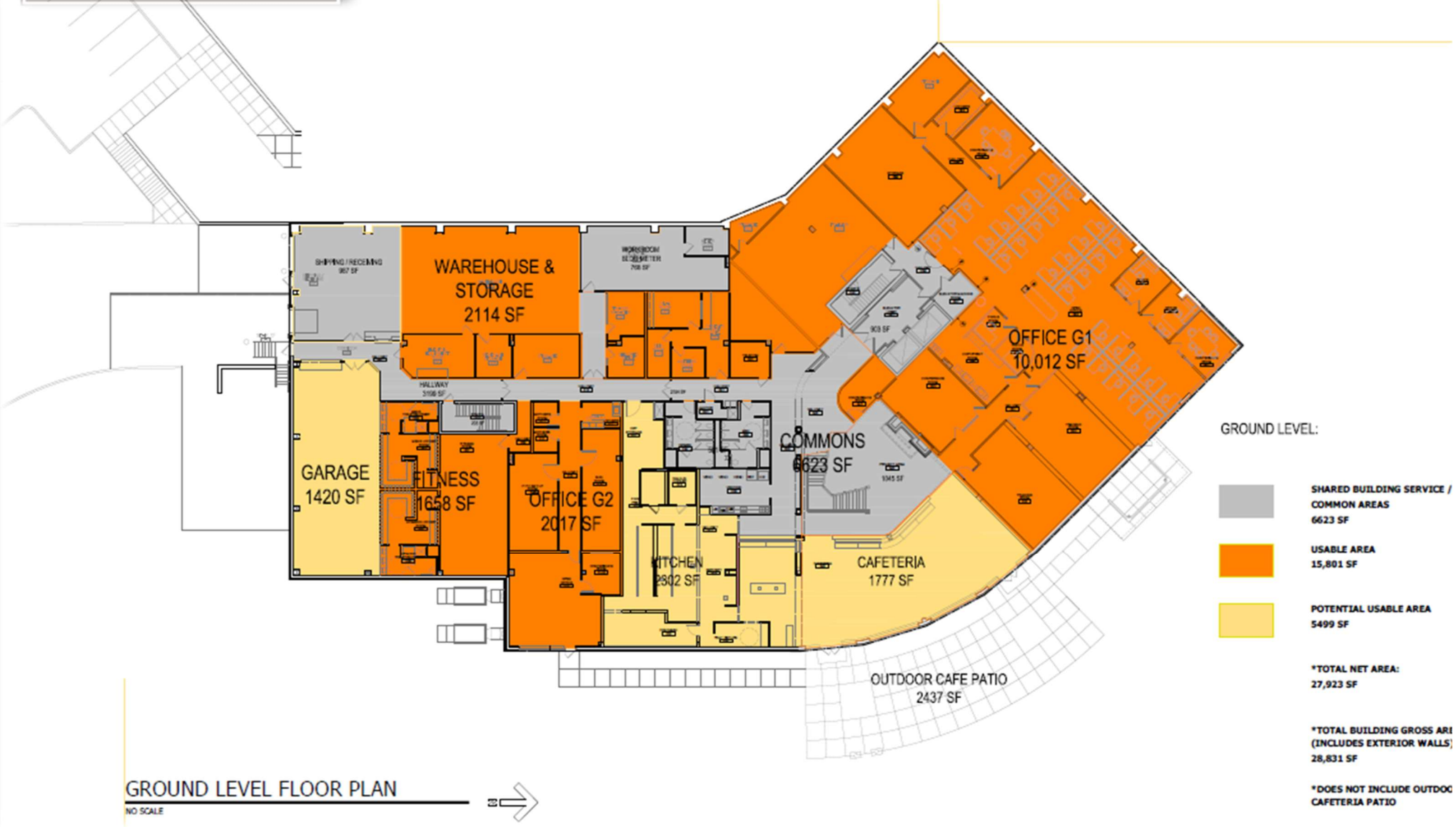
Floor Plan: Lower Level



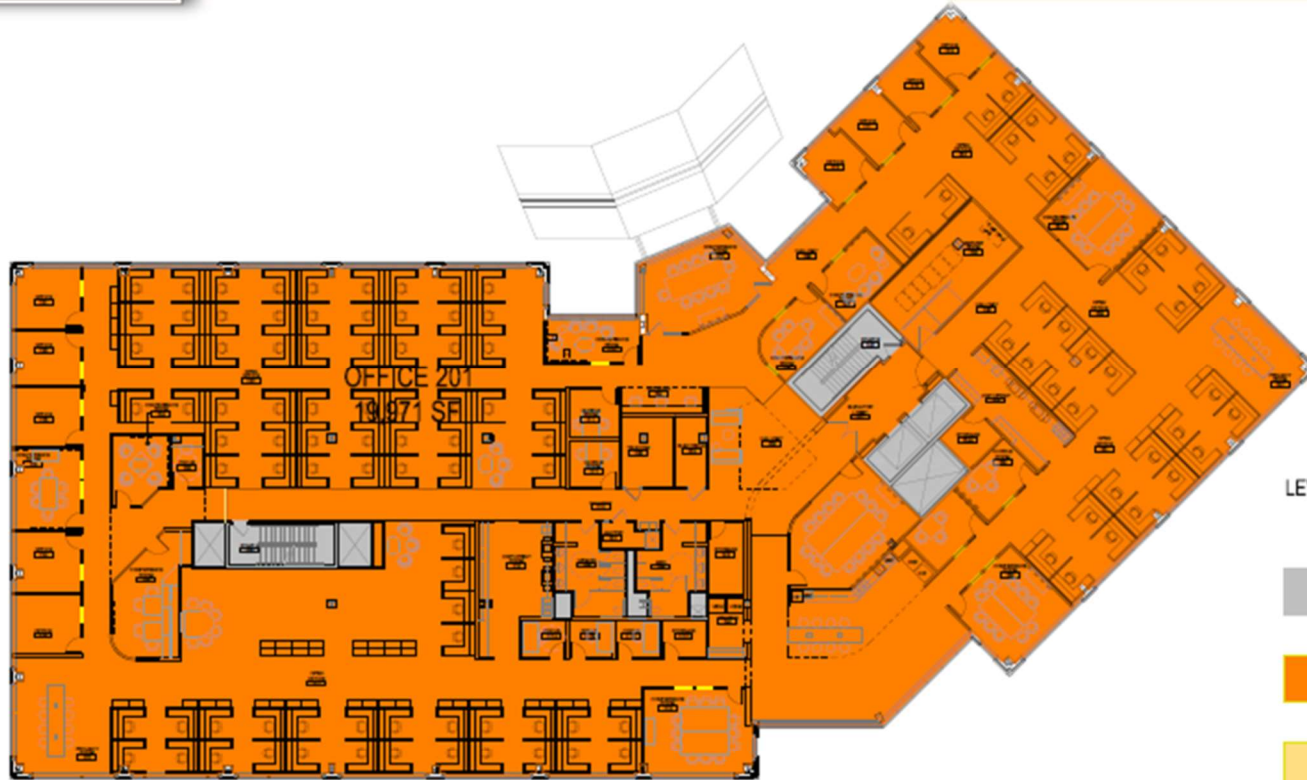
LEVEL 1 FLOOR PLAN

NO SCALE

Floor Plan: Main Level



Floor Plan: *Second Level*



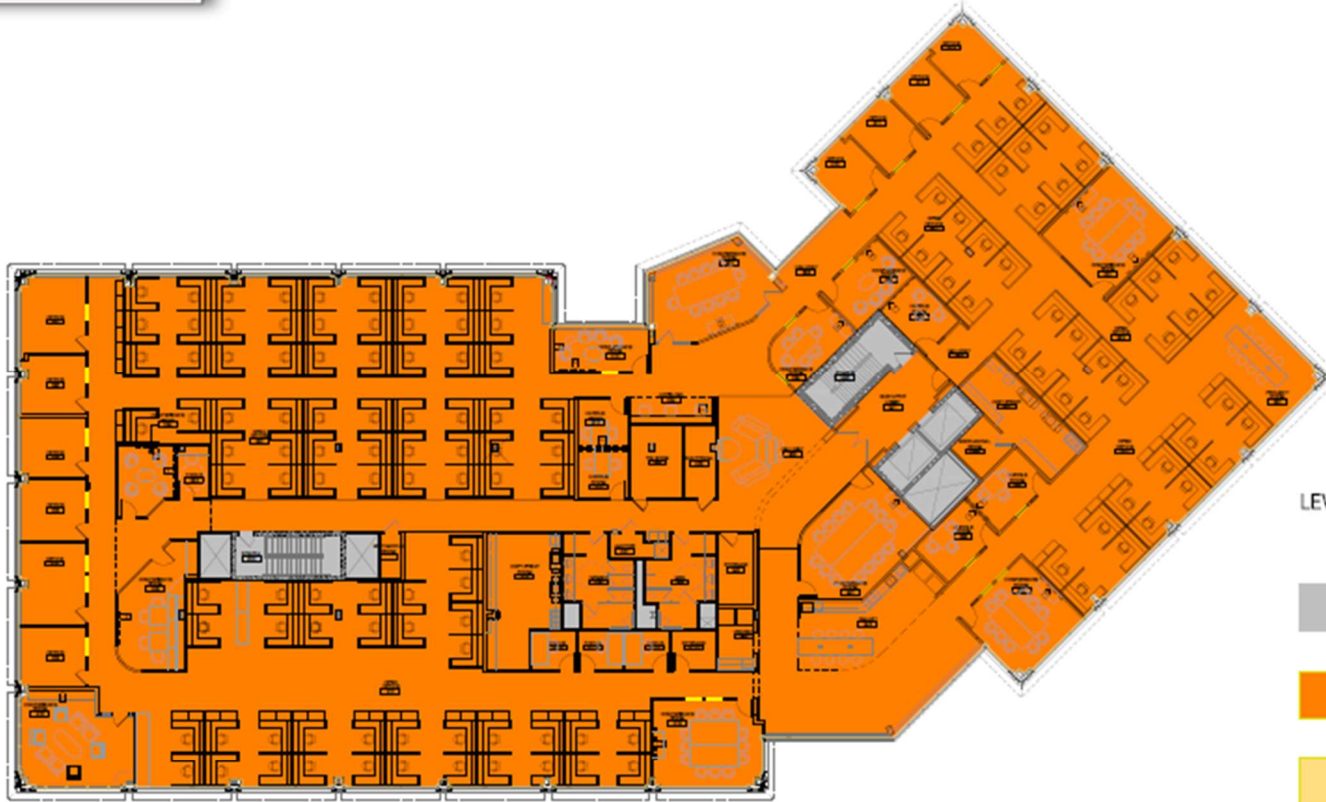
- LEVEL 2:**
- SHARED BUILDING SERVICE / COMMON AREAS
2917 SF
 - USABLE AREA
21,830 SF
 - POTENTIAL USABLE AREA
- TOTAL NET AREA:**
22,888 SF
- TOTAL GROSS BUILDING AREA (INCLUDES EXTERIOR WALLS):**
23,489 SF

LEVEL 2 FLOOR PLAN

NO SCALE



Floor Plan: Third Level



LEVEL 3: SINGLE TENANT

- SHARED BUILDING SERVICE / COMMON AREAS
918 SF
- USABLE AREA
21,830 SF
- POTENTIAL USABLE AREA

TOTAL NET AREA:
22,748 SF

TOTAL GROSS BUILDING AREA
(INCLUDES EXTERIOR WALLS):
23,489 SF

LEVEL 3 FLOOR PLAN

NO SCALE

